



## PHASE I ENVIRONMENTAL ASSESSMENT

Pittsburgh, Ft. Wayne, and Chicago Railroad (Parcel #5)  
Ambridge Industrial Center (Parcel #6)  
Ambridge Industrial Center (Parcel #10)  
Rosenberger Land Co. (Parcel #11)  
Economy Industrial Property (Parcel #12)  
Ambridge Industrial Center (Parcel #14)

Prepared for:

**BOROUGH OF AMBRIDGE  
AND  
BEAVER COUNTY CORPORATION  
FOR ECONOMIC DEVELOPMENT**

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## TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction .....	1
2.0 Purpose.....	2
3.0 Scope of Work.....	3
4.0 Findings .....	5
4.1 Site Background.....	5
4.2 Government Agency Database Review .....	6
4.3 Historic Review .....	7
4.4 File Review Results .....	11
4.5 Site Reconnaissance.....	13
5.0 Conclusions and Recommendations.....	19
6.0 Limitations.....	20

## FIGURES

Figure 1 – Site Location Map

Figure 2 – Site Plan

Figure 3 – Nearby Sites of Potential Environmental Interest

## APPENDICES

Appendix A – Government Agency Database Printout

Appendix B – Historical Information

Appendix C – Site Photographs



## 1.0 INTRODUCTION

Ambridge Borough and Harmony Townships collaborated with the Brownfields Center at Carnegie Mellon University, the County of Beaver, Ambridge Regional Center, and the Beaver County Corporation for Economic Development (CED) to conduct a weeklong brownfields workshop in November 2001. The workshop invited six experts in various fields (environmental, planning, real estate development, transportation, etc.) to spend a week gathering information about the communities culminating in a proposed plan for future development of the brownfields sites. The plan identified areas of strength, weakness, and potential opportunities. In order to proceed with the proposed plan, the communities must gather certain information to determine the feasibility of the plan and/or the necessity for adapting the plan to real life conditions.

The Borough and the Township identified 27 parcels for the workshop; however, only 15 of those parcels met the criteria for Phase I environmental assessments through the Pennsylvania Department of Community and Economic Development's Industrial Sites Reuse Program (ISR) and were selected for additional studies.

The following report documents the findings pertaining to Parcel #5 owned by Pittsburgh, Ft. Wayne and Chicago Railroad, Parcel #6 owned by Ambridge Industrial Center, Parcel #10 owned by Ambridge Industrial Center, Parcel #11 owned by Rosenberger Land Co., Parcel #12 owned by Economy Industrial Property, and Parcel #14 owned by Ambridge Industrial Center (Figures 1 and 2).

## 2.0 PURPOSE

The purpose of our Phase I Environmental Assessment is to present opinions, pursuant to the process described below, concerning recognized environmental conditions. The term "recognized environmental conditions" means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The scope of services did not include the collection and analysis of any environmental media, including air, water, soil, asbestos, radon, mold, or waste materials, although, where evident, potential asbestos-containing materials were noted in this report. In addition, surveys for jurisdictional wetlands, oil/gas wells, or mining areas were also considered beyond the scope of this effort.

### 3.0 SCOPE OF WORK

CEC completed the following scope of work in general accordance with the Request for Proposal dated January 14, 2002, our proposal dated March 2002, and subsequent meetings and telephone conversations between CED, Ambridge Borough, and CEC.

1. Regulatory Review: CEC obtained a computer database printout of various governmental agency lists indicative of environmental notification, registration, or violation. The computer search was performed for the entire Ambridge/Harmony corridor and included the following databases:

- National Priority List (NPL);
- Hazardous Waste Treatment, Storage or Disposal (RCRIS-TS) Facilities;
- Registered Storage Tank or Leaking Registered Storage Tank Locations (RST/LRST);
- Sanitary Landfill and Solid Waste Sites (SWF);
- State Hazardous Waste Sites (HWS);
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites; and
- Small and Large Quantity Hazardous Waste Generators (RCRIS-SG/LG).

2. Historic Review: CEC obtained and reviewed historical aerial photography of the site to check for signs of environmental liabilities such as pits, ponds, lagoons, large-scale earth disturbances that could have resulted from burial/disposal of wastes, tanks and general facility layout. In addition, historic Sanborn Fire Insurance Company maps of the site and a 1956 H.K.



Porter site map were obtained for review. Finally, CEC performed a chain-of-title search of the property at the Beaver County Courthouse.

3. File Review: CEC reviewed files at the Pennsylvania Department of Environmental Protection (DEP) offices related to environmental conditions at the subject site.
4. Site Reconnaissance: CEC performed a site reconnaissance of the facility to check for items or conditions such as above and underground storage tanks, PCB transformers, stressed vegetation, areas of soil staining, woodblock flooring, pits, and other manufacturing conditions that could lead to releases and other potential environmentally significant items.
5. Interviews: During the site reconnaissance, CEC personnel interviewed facility employees with knowledge of current and past practices employed at the site that could cause environmental degradation.
6. Mapping: CEC used aerial photography of the area to create a figure showing the approximate outline of the study area and relationship to surrounding sites.
7. Report Preparation: The information from items 1 through 6 above was evaluated and provided the basis for this report.

## 4.0 FINDINGS

The following sections detail the findings of the assessment of the National Electric Site (Parcels #5, 6, 10, 11, 12 and 14).

### 4.1 SITE BACKGROUND

Mr. Tom Allen, owner of the Ambridge Industrial Center (Parcel 10) offered the following synopsis of the history of the operation and ownership of Parcels 10, 11, and 12.

The facility was formerly owned and occupied by National Electric, a division of H.K. Porter. In 1970, the National Electric facility was shut down, liquidated, and remaining property products, buildings, and machinery sold to International Fastener Research Corp. In 1973, the site was divided into three parcels and sold to three different entities. Lang Machinery Co. purchased the eastern part of the site along Duss Avenue and later sold it to Mastercraft, a manufacturer of steel buildings. This property is not within the scope of this study. Economy Industrial Properties purchased parcel #12 and Ambridge Industrial Village, later Ambridge Industrial Center, purchased parcel #10.

Bollinger Corp. was located south of 11<sup>th</sup> Street at the corner of Duss Avenue. Bollinger Corp. leased the southern portions and buildings of parcel #12 from Economy Industrial Properties. In 1976, Bollinger Corp. went bankrupt and left the site without performing any cleanup, since its activities did not involve processing.

Due to the bankruptcies of H.K. Porter and Bollinger Corp., the Internal Revenue Service placed a lien on the property for back taxes, not realizing the environmental status of the site. In order to address environmental conditions at the site and



improve the IRS position, USEPA was requested to perform an emergency removal action of remaining waste materials in the early 1990s. The USEPA termed the site the "Bollinger Steel" site even though Bollinger Corp. only leased a portion of the facility for a short period of time.

#### **4.2 GOVERNMENT AGENCY DATABASE REVIEW**

The complete database printout for the Ambridge/Harmony corridor is included in Appendix A. The basic information from the database printout was extracted and summarized on the table included on Figure 3. The figure also shows the field-verified location of the facilities and includes additional facilities identified in the field that appear to pose a potential environmental threat, primarily due to the suspected presence of underground tanks. One-eighth, one-quarter, and one-half mile radii around the center of the site is also shown to indicate approximate distances between the subject site and sites included in the database or located in the field.

The information shows that Bollinger Steel is listed as a CERCLIS site and is included in the Facility Index System (FINDS) and Toxic Release Inventory System (TRIS). The adjacent Borough of Ambridge property across 11<sup>th</sup> Street to the south is listed as a voluntary cleanup (Act 2) site (see Section 4.4). The H.H. Robertson facility located north of 14<sup>th</sup> Street is listed as a RCRIS hazardous waste generator and is included on the FINDS list. The Centria facility, located north of the Robertson site, is listed as a registered aboveground storage tank site. Also located in the Robertson/Centria area is Precision Galvanizing, listed as a RCRIS hazardous waste generator and FINDS site. The map shows the presence of two registered underground storage tank sites at the corner of 11<sup>th</sup> Street and Merchant Avenue and Ironrite Cleaners, a RCRIS hazardous waste generator and FINDS site on Melrose Avenue. There are also several suspected former gas stations in the

vicinity of the subject site that were located during the field reconnaissance, but were not included in the database.

The northern-most parcel (#5) is located just west of the Waste Management facility which is included on the database as a RCRIS hazardous waste generator, landfill site, voluntary cleanup program (Act 2) site, FINDs site, and aboveground storage tank site. The facility is a waste transfer location, so its listing as a landfill is obviously not correct. Parcel #5 is also located near Koppel Steel and the Ambridge Borough Incinerator.

Also included in Appendix A is an Enforcement Case Report pertaining to the Bollinger Steel site. The report states that there is a \$1.7 million lien on the property to recover USEPA removal action costs.

#### **4.3 HISTORIC REVIEW**

Aerial photography of the site from 1963, 1969, 1975, 1988, and 1993 was obtained for review (Appendix B). The following sections describe the findings from the aerial photography review on a parcel-by-parcel basis.

##### 1963

Parcel #5 – no coverage was available from 1963.

Parcel #6 – the photograph shows the parcel being used as a rail siding. Rail cars can be seen on the tracks.

Parcel #10 – it appears as though most of Parcel #10 was under roof in 1963. There is a dark-colored area between existing buildings “C” and “E” (Figure 2).

Parcel #11 – Parcel #11 appears to be covered with an “L”-shaped building that encompasses the entire current property.

Parcel #12 – it appears as though most of Parcel #12 was under roof in 1963.

Parcel #14 – the photograph shows the parcel being used as a rail siding. It appears that there may be two large aboveground storage tanks along the west side of the rail line at the end of Wagner Avenue, although it is not clear if the tanks are on the property or associated with the rail line.

#### 1969

Parcel #5 – the southern end of Parcel #5 is visible in the photograph. It shows the railroad tracks crossing the ravine just north of 19<sup>th</sup> Street.

Parcel #6 through Parcel #12 – no significant changes from 1963.

Parcel #14 – no significant changes from 1963. The aboveground tanks shown in 1963 were still visible in 1969.

#### 1975

Parcel #5 – no significant changes from 1963 or 1969.

Parcel #6 – the right-of-way for the rail siding is still visible, but it appears that the tracks had been removed.

Parcel #10 – no significant changes from 1963 or 1969.



Parcel #11 – the building along the east side of the property has been removed, leaving only the current, existing building.

Parcel #12 – no significant changes from 1963 or 1969.

Parcel #14 – the aboveground storage tanks shown in 1963 and 1969 were no longer present.

#### 1988

Parcel #5 – no significant changes from previous years, although the area north of the bridge appears more obscured and possibly occupied by materials from the manufacturing plant to the north.

Parcel #6 – no significant changes from 1975.

Parcel #10 – a building along the western property line near the north end of the site (Figure 2, courtyard) has been removed. There appears to be material or debris stockpiled in this courtyard area. In addition, a building between “A” and “C” (Figure 2) has also been removed. No other significant changes were noted.

Parcel #11 – no significant changes since 1975.

Parcel #12 – no significant changes since 1975.

Parcel #14 – no significant changes since 1975.

1993

Parcel #5 – no significant changes since 1988.

Parcel #6 – no significant changes since 1988.

Parcel #10 – no significant changes since 1988, but the debris in the courtyard has been removed.

Parcel #11 – no significant changes since 1988.

Parcel #12 – no significant changes since 1988.

Parcel #14 – no significant changes since 1988, except there appears to be two buildings within the right-of-way.

Sanborn Fire Insurance maps for 1905, 1911, 1917, 1923, 1931, 1948, and 1959 were obtained for review, although the coverage was limited for the earlier years (Appendix B). The 1905 maps show the north end of Parcel #6 as a railroad. Pittsburgh Steel Construction Company was located to the east where Centria is currently located. There was a lumber company along the west side of the tracks at the end of 16<sup>th</sup> Street.

The 1911 map shows the same tracks as 1905. Pittsburgh Steel Construction Co. had been expanded and was known as Central Tube Co. Interborough Electric Co. and powerhouse was located along the west side of the tracks north of 16<sup>th</sup> Street. The National Metal Molding Co. occupied the northwest corner of the current Parcel #10. The map shows the presence of a small oil house, acid vats, painting shed and other unidentifiable buildings and operations. Beaver Valley Traction Co. and Ambridge-Economy Brewing Co. were located along the west side of the tracks to the south of 14<sup>th</sup> Street.

The 1917 map shows conditions at Parcel #6 essentially the same as in 1911, except there are several small structures along the east side of the tracks south of the

Central Tube Co. facility. The first buildings of the H.H. Robertson facility are shown in 1917. The National Metal Molding Co. facility had expanded to the south and included an electric furnace building and painting and pickling operations along 11<sup>th</sup> Street.

The 1923 map shows conditions along Parcel #6 essentially the same as in 1917. The National Metal Molding Co. had expanded again. The painting and pickling operations were still present. The map identifies a deep well on Parcel #11, the use of which is not known, but may have been used for disposal of spent pickle liquor. The Beaver Valley Traction Co. and Ambridge-Economy Brewing Co. facilities were no longer present.

No significant changes to Parcel #6 were noted in the 1931 map, although Central Tube Co. had significantly expanded and Wycoff Drawn Steel Co. was located east of Parcel #5 north of 19<sup>th</sup> Street. No significant changes were noted to National Electric Products Co. except that a plating operation was present in the southwest corner of the site and galvanizing operations were present in the center of the site. There is also a small acid tank noted outside a press room near the northern end of the site.

The chain-of-title results for the various study parcels are also included in Appendix B.

#### **4.4 FILE REVIEW RESULTS**

The following information was obtained from the DEP files concerning the site. As mentioned in Section 4.1, although Bollinger Steel never actually owned the site north of 11<sup>th</sup> Street, it has been tagged as the Bollinger Steel site. DEP files



indicate that the Bollinger Steel site straddles both the north and south sides of 11<sup>th</sup> Street.

USEPA conducted an emergency removal action in 1990 at the area now occupied by Parcel #12. The removal action was performed primarily to remove drums of calcium carbide left at the site that could react to release acetylene if contacted with water. The removal action recycled 77 drums of calcium carbide and disposed of 7,300 gallons and 115 tons of hazardous wastes, and 199,000 gallons of waste water from the removal action work. Waste types included cyanide sludge, metals, corrosives, volatile organic solvents, and paint sludges. The work was completed in June 1991.

Tetra Tech Inc. prepared a Site Screening Inspection Report for the site in January 1993. The report documented the previous USEPA removal action and described the collection of six aqueous and 11 non-aqueous samples from the site. The aqueous samples contained low levels of methylene chloride, acetone, and phthalate, all of which are common laboratory contaminants. Lead was detected in water at less than 10 ug/l and in soil at levels of 16.8 to 2,370 mg/kg. Cyanide was detected in soil at levels of 2.2 to 31.5 mg/kg. Polynuclear aromatic hydrocarbons (PAH) were also detected, but were discounted as background levels.

Dakota Engineering Associates, Inc. performed a Phase I environmental assessment of the current Ambridge Municipal offices site in April 1995. The report mentioned that USEPA sampled water from a sump from the Parcel #12 site and detected PCB at 55 mg/l. Dakota performed a follow-up Phase II assessment that concentrated solely on the Ambridge Borough property that identified the presence of underground storage tanks and minor groundwater contamination. Additional files pertained only to removal of the underground tanks and covering the site with clean fill.

Professional Services Industries Inc. (PSI) performed a subsurface investigation of soil and groundwater conditions at the Bollinger Steel Inc. site (Parcel #12) for Well-Built Corp. and reported the results on January 2, 2003. The investigation consisted of drilling and sampling four soil borings and analyzing one soil sample from borings B-1, 3, and 4, and two samples from boring B-2. In addition, the borings were converted to monitoring wells following drilling; however, only two wells contained appreciable amounts of water and only one round of sampling of groundwater was performed. The analysis of the soil or groundwater samples from the site did not detect the presence of any parameters at levels exceeding Act 2 Medium-Specific Concentrations (MSCs).

The PSI report was submitted to DEP for review, and DEP responded via a letter dated February 27, 2003. The DEP letter stated that the work performed "did not adhere to the August 2, 2001 revised work plan approved by the Department." The report was insufficient to meet Act 2 requirements for the following reasons:

- Two wells are insufficient to characterize groundwater conditions or delineate groundwater contamination;
- One round of groundwater sampling was not sufficient;
- Well locations and elevations should be surveyed;
- Site boundaries are not shown on the figures; and
- No geologic cross-sections were included in the report.

#### **4.5 SITE RECONNAISSANCE**

The site reconnaissance was performed by Messrs. Martin C. Knuth, P.G. and Mark Orzechowski, P.G. of CEC on June 13, 2003. The results of the site reconnaissance are provided on a parcel-by-parcel basis. Photographs of the site are included in Appendix C.

Parcel #5 – Parcel #5 consists of a railroad right-of-way across 19<sup>th</sup> Street and the ravine to the north (Photograph 1). There is a creosote-preserved timber-frame bridge across the ravine that has experienced some fire damage. There is some debris and trash under the south end of the bridge.

Parcel #6 – Parcel #6 consists of a railroad right-of-way that extends from 19<sup>th</sup> Street south to 14<sup>th</sup> Street along the Centria and former H.H. Robertson facilities (Photograph 2). Much of the right-of-way is densely overgrown. No tracks or ties were visible at the surface where vegetation was maintained. A municipal maintenance garage at the north end of the parcel at 19<sup>th</sup> Street is currently using the right-of-way for material storage.

Parcel #14 – Parcel #14 consists of two separate railroad right-of-ways (Figure 2). The portion of Parcel #14 on the west is vacant and no tracks or ties were visible at the surface (Photograph 3). The area to the north of the parcel is heavily overgrown and possibly occupied by several structures believed to be garages associated with adjacent residences.

The east part of Parcel #14 consists of a former railroad right-of-way that is now used as a paved road and passes through the buildings of Parcel #12. Conditions within the building are described under the Parcel #12 section below.

Parcel #11 – Parcel #11 is a subdivided parcel within the confines of Parcel #10 that is owned by Rosenberger Land Co. According to the H.K. Porter drawing from 1956, the building was a power house and there was a transformer yard on its north side and a boiler house on its east side. The drawing also shows an ash pile in the northeast corner of the property. It is currently occupied by a single building used by Exterior Systems Industries for light sheet metal fabrication and equipment storage (Photograph 4). There is an area inside the building used for storage of 5-



gallon pails of paint and other items (Photograph 5). The exterior of the parcel is used for storage of various items such as light steel beams and parking of trucks. There is an apparent burn pile behind the building and former tank saddle (Photograph 6). No signs of the "deep well" shown on the 1923 Sanborn map were evident. There is a concrete mechanics' pit that was used to change oil, but it has not been used in several years. According to Mr. Rosenberger, owner of the site, there were previous environmental reports prepared for the site, but these were not made available to CEC for review and inclusion in this report.

Parcel #12 – Parcel #12 consists of abandoned or unused buildings owned by Economy Industrial Property along the north side of 11<sup>th</sup> Street (Figure 2). The 1956 H.K. Porter map indicates that pipe storage, welding, pickling and pipe galvanizing, sherardizing, and enameling took place in the buildings. This parcel includes what was termed the "Bollinger Steel" site, as previously described.

The northern building has sand floors in the eastern parts of the building and miscellaneous items, including a large pile of wood blocks and oil drums, are currently stored there (Photographs 7 and 8). The building was historically used for pipe cutting and storage. The east end of the building is leased and occupied by the neighboring Mastercraft Company. This area was not checked by CEC. The west end of the building is in serious disrepair with little left of the roof (Photograph 9). There is miscellaneous debris scattered throughout the building. Two 5-gallon buckets of oil were noted. There are three small transformers in an enclosure inside the building (Photograph 10) and a transformer on an elevated platform on the exterior north side of the building (Photograph 11). No labels were observed on the transformers.

The exterior area of the parcel in the south-central and southeast portions of the site is where pickling department was formerly located. The area is now open and flooded with rain water (Photograph 12) and there is a pile of miscellaneous debris

(Photograph 13). The small building to the extreme southeast houses four old acetylene generators (Photograph 14). There is another building in serious disrepair that contains wood block, debris, and a small furnace (Photograph 15). It was a welding shop.

The building in the southwest corner of the parcel is vacant and appears fairly clean (Photograph 16). It was historically used for pipe galvanizing and enameling and rigid conduit manufacturing or storage. No recognized environmental conditions were noted in the building.

Parcel #10 – Parcel #10 consists of the series of buildings owned by Ambridge Industrial Center (Figure 2). The following sections describe the findings of the site reconnaissance on a building-by-building basis.

Building A houses the administrative offices of Economy Industrial Corp. (Photograph 17). It was historically used by National Electric for offices, assembly, and storage. The offices were noted to contain 9 inch by 9 inch floor tiles and acoustic ceiling tiles that may contain asbestos and old fluorescent light ballasts that may contain PCB. There is a small paint storage room in the basement, but no signs of spills or other releases. The office building is attached to a warehouse that is currently used for storage of dry goods (Photograph 18). Wood block flooring was noted in the northwest corner of the warehouse area (Photograph 19). The open area just to the south of the building was a press room and galvanizing line.

Building C is also used for dry good storage. It historically housed presses and a galvanizing department. There is a pipe raceway in the floor that contains some debris and a small oil release was noted near some stored equipment. Possible asbestos-containing pipe insulation and PCB ballasts were noted.



Building E is occupied by Architectural Restoration Co., fabricators of fiber-reinforced concrete architectural molds and castings. Building E was historically used as a tool and die and machine shop. There is significant accumulation of concrete overspray on the floors of the building. A concrete mixing area inside the building (Photograph 20) is drained to an exterior area outside the building through a hole in the wall (Photograph 21). Woodblock floors and PCB light ballasts were noted in the building.

Building F is used for storage of dry goods and bulk sand used by Architectural Restoration Co. (Photograph 22). It was historically the strip rolling and milling, and header duct department. There is a pipe raceway in the building that may contain debris.

Building G is used for storage of dry goods (Photograph 23). It was historically used for steel storage and armored cable machines. There are pits in the floor that could not be inspected due to steel plate covers. There is a pipe raceway in the building that may contain debris. CEC noted the possible presence of transite panels in the roof and old electrical equipment mounted overhead (Photograph 24).

Building K is oriented north-south along the west side of the property and consists of a basement, main floor, and second floor. It was historically used for storage and shipping. The basement has piles of debris accumulated from above (Photograph 25) and miscellaneous drums of unknown materials in a room at the south end (Photograph 26). Also, there are two large insulated tanks in a basement room believed to contain hardened lacquer (Photographs 27 and 28). The main floor of Building K is used for storage of dry goods. The upstairs of Building K is used for storage of several drums of unknown materials (oils?), laboratory chemicals, light fixtures with ballasts, and numerous other miscellaneous items (Photographs 29



and 30). Much of the upstairs floor is wood block. Possible asbestos pipe insulation was also noted.

Building H is used for storage of items including boxed residential furnaces and molds for Architectural Restoration Co. (Photograph 31). It was historically used as the rubber mill department. There are several oil drums stored in the building, and releases of oil were noted on the floor (Photograph 32). There is a large, above-floor concrete structure that contains unidentified debris (Photograph 33). The former use of the structure or nature of the debris is not known. Woodblock flooring is present in the building.

Building I is used for storage of dry goods (Photographs 34 and 35). It was historically used as the copper drawing and weatherproofing departments. Wood block flooring is present in the building. There is a former "paint tower" located upstairs in the west end of the building (Photograph 36). There may be residuals associated with the paint tower within the structure and possible asbestos-containing materials.

Building J is currently occupied by Atlantic Precious Metals, reclaimers of precious metals such as gold, silver, and platinum. It was historically used as the special cable department. No recognized environmental conditions were noted.

In the extreme southwest corner of Parcel #10 are the remains of two additional former structures (Photograph 37) that were partially razed. The structures are generally empty, except for miscellaneous items stored on the ground floor level. According to Mr. Tom Allen, the vertical structures were also paint towers. There may be galbestos siding on at least one of the towers. There are three rectangular tanks on the second floor of the southern remains that appear to contain hardened asphalt or lacquer (Photograph 38) and possible electrical switchgear.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

The site was historically the location of the National Electric Division of H.K. Porter Inc. and was used to manufacture electrical components and wire. Historical mapping of the site shows the former presence of operations such as galvanizing, machining, pickling, and enameling. CEC noted the presence of the following recognized environmental conditions at the site:

- Historical operations that could have release contaminants to soil and/or groundwater;
- Large amounts of wood block flooring;
- Storage of oil drums with some leakage;
- Electrical transformers with unknown PCB content;
- Former rail sidings;
- Possible hardened lacquer in two storage tanks;
- Various debris in the cellar of Building K;
- "Paint towers" with possible residuals and galbestos siding; and
- Large amounts of possible asbestos-containing materials.

Given the above considerations, we recommend a Phase II investigation to determine if any of the recognized conditions identified by CEC have resulted in significant environmental impacts to the property.

## 6.0 LIMITATIONS

CEC performed this environmental assessment consistent with professional standards and the scope and limitations defined in ASTM E 1527-00, unless otherwise stated. This report presents CEC's field observations, results and opinions as they existed on the date of the site reconnaissance. This report is subject to modification by CEC, if CEC or any other party develops subsequent information. The scope of services focused on property history and the identification of environmental hazards associated with past and current property use. Unless otherwise stated in the report, this environmental assessment did not include a review of the following issues: asbestos-containing materials, radon, lead-based paint, potential jurisdictional wetlands, oil/gas wells, mining, mineral rights, sampling of media, or other items not specified in our scope of services.

The reliability of information provided to CEC, including that provided by owners, occupants, subcontractors, and others, cannot be guaranteed. Performance of this environmental assessment is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the property. Therefore, the information and comments made in this report should not be construed to warrant or guarantee the property, or express or imply, without limitation, warranties as to its marketability or fitness for a particular use. Furthermore, the information that is provided in this report is not intended, nor should it be construed to be, legal advice. The review of site-specific documentation was limited to those items referenced in this report.

This assessment and report was prepared on behalf of and for the exclusive use of the client. This report and its findings shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in



part, without prior written consent of CEC, except as permitted by the ASTM Standard E1527-00.

**Appendix C**  
**Health and Safety Plan**